

**Poland Planning Board Meeting
April 28, 2015 – 7:00 pm
Town Office Conference Room**

MINUTES

CALL TO ORDER

Chairman William Foster called the meeting to order at 7:00 pm with members James Porter and Dawn Dyer present. Members George Greenwood, Charles Finger, and Jeremy Lothrop are absent with notification.

Public Attendance: Code Enforcement Officer Nick Adams, Recording Secretary Alex Sirois, Dennis Ferland, Erland Torrey, Jeff Morin, and Cassandra Patnede.

MINUTES

March 24, 2015

- The minutes for March 24, 2015 are not available at this time.

April 14, 2015

- The minutes for April 14, 2015 are not available at this time.

COMMUNICATIONS

Copy of Planning Board Letter to Dan Caron
Capacity Review Finding

OLD BUSINESS

None

NEW BUSINESS

Town of Poland, Five Year Gravel Pit Review – Map 10, Lot 28

- Thomas Learned is before the board requesting a five (5) year extension for the town's gravel pit operation off of aggregate road, behind public works and the fire station. There would be no major changes in the gravel pit. The life expectancy of the pit is approximately ten (10) more years.
- Chairman William Foster asks Code Enforcement Officer Nick Adams if he has heard any complaints or has any concerns with the pit.
 - He has not heard any complaints, and has inspected the pit many times. Everything looks good.
 - The pit was inspected by the Department of Environmental Protection last year.
- There is no public comment.
- Vice Chairman James Porter makes a motion to approve the Five Year Gravel Pit Review for the Town of Poland - Map 10, Lot 28, seconded by Member Dawn Dyer. The pit will be up for review again on July 1, 2020.
Vote: YES – 3 NO – 0

Dennis Ferland, Five Year Gravel Pit Review – Map 3, Lot 9

- Dennis Ferland and Jeff Morin are before the board requesting a five (5) year extension to their existing gravel pit. There will be no major changes.

- Chairman William Foster asks Code Enforcement Officer Nick Adams if he has had any complaints about this gravel pit.
 - Mr. Adams has heard one complaint in the last three (3) years, and it was addressed and resolved.
 - Erland Torrey, from 119 Torrey Road publicly applauds Mr. Ferland for the great job they do in the pit. The operation is clean and they are always courteous of the neighbors.
 - Vice Chairman James Porter makes a motion to approve the Five Year Gravel Pit Review for Dennis Ferland - Map 3, Lot 9, seconded by Member Dawn Dyer. The pit will be up for review again on July 1, 2020.
- Vote: YES – 3 NO – 0

Roy Forsberg, Informational – Map 32, Lot 1

- Roy Forsberg is the owner of the Wolf Cove Inn in Poland. He is attempting to put together plans to construct cabins on the property of the Wolf Cove Inn. Mr. Forsberg is before the board to collect some preliminary information before he hires an engineer. He has met with Nick and made suggested adjustments to the plans. Currently, the problem is finding room on the lot for the parking requirements.
 - Mr. Adams reminds the board that he would be able to issue the permits for cabins since they are just accessory structures. However, the limited parking prevents him from being able to issue a permit. The Planning Board is able to waive certain requirements or even discuss offsite parking. Two (2) parking spots are required for the single family home, and then one (1) additional spot is required for every rental room.
 - There are currently eleven (11) rental rooms, and the expansion would add two (2) more.
 - New parking spots could not be any closer to the water than existing parking.
 - Chairman William Foster would be okay with the expansion being one (1) parking spot short, in order to decrease the amount of impervious surface on the lot.
 - Vice Chairman James Porter agrees, however Member Dawn Dyer disagrees.
 - Member Dawn Dyer asks Mr. Forsberg how often he is at max occupancy.
 - He expects to be at eighty-five percent (85%) capacity for all of July and August. For the full year it will be more like forty percent (40%).
 - Member Dawn Dyer thinks there needs to be adequate parking for all rooms.
 - CEO Nick Adams suggests an offsite parking agreement.
 - Mr. Forsberg mentions a lot across the street from him that people are already parking on. He will try and contact the owner and make a formal agreement.
 - CEO Nick Adams is concerned that they may be parking in the road right of way, not on an actual lot.
 - Member Dawn Dyer suggests that he get a deeded easement instead of just an agreement.
 - A Bed & Breakfast by land use code definition is primarily a single family home, which would make this an expansion of an allowed use.
 - There is a small strip of land between Mr. Forsberg's lot and the road. At one time the state highway did use that land, but when Route 11 was relocated it was abandoned. The state has agreed to release that property to the town, who could in turn release it to Mr. Forsberg. This would give him additional acreage and increase his pervious surfaces. Something like this would require a town meeting vote.
 - The lot currently is covered by sixteen percent (16%) impervious surfaces. Some walk ways and patio space would be removed in order to add the cabins.

- Vice Chairman James Porter would like to see two separate plot plans if and when this comes back to the board. One showing what exists and one showing the planned changes.

Tiger Woods Minor Subdivision – Map 17, Lot 52E

- Vice Chairman James Porter makes a motion to table the application for Tiger Woods Minor Subdivision – Map 17, Lot 52E until the next meeting due to an unforeseen medical emergency, seconded by Member Dawn Dyer. No discussion.

Vote: YES – 3 NO – 0

OTHER BUSINESS

None

ADJOURNMENT

Member James Porter makes a motion to adjourn at 7:44 pm, seconded by Member Dawn Dyer. No discussion.

Vote: YES – 3 NO – 0

Recorded by Alex Sirois

Date Approved:
Poland Planning Board



William Foster, Chairman



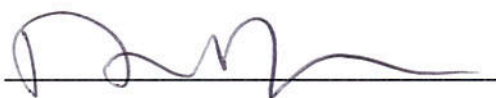
James Porter, Vice Chairman

A B S E N T

Charles Finger, Secretary

A B S E N T

George Greenwood, Member



Dawn Dyer, Member

A B S E N T

Jeremy Lothrop, Alternate